

**TOWNSHIP OF MANSFIELD
BURLINGTON COUNTY
MEETING MINUTES
May 2, 2019
Executive Session – 6:30PM
Regular Session – 7:00PM**

The Regular Meeting of the Mansfield Township Committee was held on the aforementioned date with the following in attendance: **Mayor Sean Gable, Deputy Mayor Magee, Committeeman Robert Higgins, Committeeman Frederick Cain, Township Administrator Michael Fitzpatrick, Township Solicitor Jose Calves, Chief Financial Officer Joseph Monzo, Deputy Treasurer Bonnie Grouser, Township Engineer Sam Agresta, Deputy Clerk Caitlin Midgette, and Municipal Clerk Linda Semus.** Committeewoman DiGiuseppe was absent from tonight's meeting.

Mayor Gable called the meeting to order at 6:34PM, followed by the following opening statement read by **Municipal Clerk Semus**:

Public notice of this meeting pursuant to the Open Public Meetings Act NJSA 10:4-6 to 10:4-21 has been satisfied. Notice of this meeting was properly given via Resolution 2019-3-14, which was adopted by the Mansfield Township Committee on March 20, 2019. Said Resolution was transmitted to the Burlington County Times and the Trenton Times, filed with the Clerk of the Township of Mansfield, posted on the official bulletin board at the Municipal Complex, posted on the official website, filed with the members of this body and mailed to each person who has prepaid any charge fixed for such service. All of the mailing, posting, and filing having been accomplished as of March 21, 2019.

EXECUTIVE SESSION

**RESOLUTION 2019-5-1
RESOLUTION AUTHORIZING CLOSED EXECUTIVE SESSION**

WHEREAS, Section 7 of the Open Public Meetings Act, Chapter 213, P.L. 1975 [NJSA 10:4-12(B)] permits the exclusion of the public from a meeting in certain circumstances; and,

WHEREAS, this public body is of the opinion that such circumstances presently exists;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington and State of New Jersey as follows:

1. The public shall be excluded from discussion of, action on and reviewing the Minutes of the hereinafter specified matters.
2. The general nature of the subject matter to be discussed is as follows:
Personnel, Contract Negotiations
3. It is anticipated at this time that the above subject matter will be made public when the matter has been resolved and approved for release by the Township Solicitor.

A motion was offered by **Committeeman Cain** and seconded by **Deputy Mayor Magee** to adopt Resolution 2019-5-1 and convene into Executive Session. Motion carried. Township Committee convened into Executive Session at 6:35PM.

A motion was offered by **Committeeman Cain** and seconded by **Deputy Mayor Magee** to exit Executive Session and return to the public portion of the meeting. Motion carried. Township Committee returned to the dais at 7:02PM.

Township Solicitor Calves explained that the purpose of Executive Session was to discuss contract negotiations and personnel issues.

The regular meeting was called to order by **Mayor Gable** followed by the flag salute and a moment of silence.

FINANCE – ADOPTION OF 2019 BUDGET

**RESOLUTION 2019-5-2
ADOPTION OF THE 2019 BUDGET**

BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington that the budget herein before set forth is hereby adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of:

- (a) \$ 5,047,949.30 (Item 2 below) for municipal purposes, and
- (b) \$ 0.00 (Item 3 below) for school purposes in Type I School Districts only (N.J.S. 18A:9-2) to be raised by taxation and,
- (c) \$ 0.00 (Item 4 below) to be added to the certificate of amount to be raised by taxation for local school purposes in Type II School Districts only (N.J.S. 18A:9-3) and certification to the County Board of Taxation of the following summary of general revenues and appropriations.
- (d) \$ 0.00 (Sheet 43) Open Space, Recreation, Farmland and Historic Preservation Trust Fund Levy
- (e) \$ 0.00 (Sheet 38) Minimum Library Levy

1. General Revenues		SUMMARY OF REVENUES	
Surplus Anticipated		08-100	\$ 30,000.00
Miscellaneous Revenues Anticipated		13-099	\$ 2,715,635.00
Receipts from Delinquent Taxes		15-499	\$ 595,000.00
2. AMOUNT TO BE RAISED BY TAXATION FOR MUNICIPAL PURPOSES (Item 6(a), Sheet 11)		07-190	\$ 5,047,949.30
3. AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY: Item 6, Sheet 42	07-195	\$ 0.00	
Item 6(b), sheet 11 (N.J.S. 40A:4-14)	07-191	\$ 0.00	
Total Amount to be Raised by Taxation for Schools in Type I School Districts Only			0.00
4. To Be Added TO THE CERTIFICATE FOR AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE II SCHOOL DISTRICTS ONLY: Item 6(b), Sheet 11 (N.J.S. 40A:4-14)	07-191	\$ 0.00	
5. AMOUNT TO BE RAISED BY TAXATION MINIMUM LIBRARAY LEVY		07-192	\$ 0.00
Total Revenues		13-299	\$ 8,388,584.30

Sheet 41 Township of Mansfield, Burlington County - 2019 Budget
SUMMARY OF APPROPRIATIONS

		2019
5. GENERAL APPROPRIATIONS		XXXXXXXX
Within "CAPS"		XXXXXXXXXX.XX
(a&b) Operations Including Contingent	34-201	\$ 5,653,969.34
(e) Deferred Charges and Statutory Expenditures - Municipal	34-209	\$ 503,270.37
(g) Cash Deficit	46-885	\$ 0.00
Excluded from "CAPS"		XXXXXXXXXX.XX
(a) Operations - Total Operations Excluded from "CAPS"	34-305	\$ 85,500.00
(c) Capital Improvements	44-999	\$ 15,000.00
(d) Municipal Debt Service	45-999	\$ 1,909,886.10
(e) Deferred Charges - Municipal	46-999	\$ 0.00
(f) Judgments	37-480	\$ 0.00
(n) Transferred to Board of Education for Use of Local Schools (N.J.S. 40:48-17.1 & 17.3)	29-405	\$ 0.00
(g) Cash Deficit	46-885	\$ 0.00
(k) For Local District School Purposes	29-410	\$ 0.00
(m) Reserve for Uncollected Taxes	50-899	\$ 724,228.86
6. SCHOOL APPROPRIATIONS - TYPE I SCHOOL DISTRICTS ONLY (N.J.S. 40A:4-13)		07-195
Total Appropriations	34-499	\$ 8,388,584.30

It is hereby certified that the within budget is a true copy of the budget finally adopted by resolution of the Governing Body on the 2nd day of May 2019. It is further certified that each item of revenue and appropriation is set forth in the same amount and by the same title as appeared in the 2019 approved budget and all amendments thereto, if any, which have been previously approved by the Director of Local Government Services.

Mayor Gable opened the public hearing on the 2019 Municipal Budget.

Colleen Herbert, 2 Millennium Drive, inquired if there was an increase in Recreation's budget. **CFO Monzo** stated that the amount appropriated in the budget is the same as the previous year, which includes \$12,750 for salaries, a \$17,500 operating budget, and \$7,000 from the previous year's application fees. **Mayor Gable** noted that the township will start to pay for the utility bills incurred by the recreation facilities.

There being no further comments, the public hearing on the 2019 Municipal Budget was closed.

CFO Monzo thanked the Township Committee for their input in the budget process, and thanked **Deputy Treasurer Bonnie Grouser** for her support. Mr. Monzo explained that the budget includes a 2.3 cent local tax increase, and that the township will undergo local examination this year. Additionally, revenues for the sale of the former municipal complex and property on White Pine Road have been included in the budget, as it is anticipated that the revenue will be received within the fiscal year.

A motion was offered by **Committeeman Higgins** and seconded by **Deputy Mayor Magee** to adopt Resolution 2019-5-2. Motion carried on a Roll Call Vote, as follows:

AYE: HIGGINS, MAGEE, CAIN, GABLE
NAY: ABSTAIN: ABSENT: DIGIUSEPPE

Committeeman Cain stated that he will try to find savings within the budget to prevent an increase in taxes next year.

ENGINEER’S REPORT

Township Engineer Sam Agresta provided an update on White Pine Road. Mr. Agresta stated that a full assessment of the road was completed, and a recommendation on the needed road repairs were submitted for review.

Committeeman Higgins noted that White Pine road was repaved in recent years. Mr. Agresta responded by stating that the roadway is in poor condition, and that the previous repairs were not completed adequately which has consequently led to early deterioration, the same of which is detailed in the aforementioned recommendation.

ORDINANCES – SECOND READING

**ORDINANCE 2019-9
AN ORDINANCE TO AMEND ORDINANCE 2018-11 OF
THE CODE OF THE TOWNSHIP OF MANSFIELD**

WHEREAS, on August 15, 2018, the Township Committee of the Township of Mansfield adopted Ordinance 2018-11, that established procedures for addressing abandoned and vacant properties within the Township of Mansfield; and

WHEREAS, the Township Committee then recognized that abandoned properties create a wide range of problems for local communities, foster crime, present public health concerns, and otherwise diminish the quality of life for residents and business operators; and

WHEREAS, vacant businesses and homes often sit empty for months or years, frequently in violation of multiple aspects of state and local building, sanitary, and nuisance codes; and

WHEREAS, code enforcement is often difficult because the property owners are commonly banks, financial institutions, or out of state real estate ventures who are difficult to reach and have little or no connection with the municipality; and

WHEREAS, in addition to the powers already adopted in Ordinance 2018-11, N.J.S.A. 40:48-2.12s authorizes higher fines for out-of-State owners who do not appoint and register an in-state property maintenance agent or who otherwise fail to maintain the upkeep and security of the property.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey as follows:

ARTICLE I. AMENDED SECTIONS.

A. Section 13 of Ordinance 2018-11 entitled “Violations/Penalty” is hereby amended as follows [newly added material is indicated by underlined text; deletions are indicated with ~~strikethrough~~]:

§13. Violations/Penalty

(1) Pursuant to N.J.S.A. 40:48-2.12s, if the Public Officer determines that a creditor, who has filed a summons and complaint in an action for foreclosure, has violated this ordinance by failing to provide for the care, maintenance, security, or upkeep of the exterior of the property, the Public Officer shall issue a notice requiring the person or entity responsible to correct the violation within 30 days of receipt of the notice, or within 10 days of receipt of the notice if the violation presents an imminent threat to public health and safety. The issuance of a notice pursuant to this paragraph shall constitute proof that the property is vacant and abandoned for the purposes of the New Jersey Foreclosure Fairness Act, N.J.S.A. 2A:50-73.

(2) An out-of-State creditor subject to this ordinance that is found by any court of competent jurisdiction to be in violation of the requirement to appoint an in-State representative or agent pursuant to this chapter shall be subject to a fine of \$2,500 for each day of the violation. Any fines imposed for failure to appoint an in-State representative or agent shall commence on the day after the 10-day period set forth in the N.J.S.A. 10B-51(a)(1).

(3) An out-of-State creditor subject to this ordinance that is found by any court of competent jurisdiction to be in violation of the requirement to correct a care, maintenance, security, or upkeep violation cited in a notice issued pursuant to this chapter shall be subject to a fine of \$1,500 for each day of the violation. Any fines imposed pursuant to this paragraph shall commence 31 days following receipt of the notice, except if

the violation presents an imminent risk to public health and safety, in which case any fines shall commence 11 days following receipt of the notice.

(4) No less than twenty 20% of any money collected pursuant to subsections (2) and (3) of this section shall be utilized by the municipality for code enforcement purposes.

(5) Any person who violates any provisions of this section not addressed by subsections (2) and (3) of this section, or the rules and regulations issued hereunder shall be fined not less than \$100.00 and not more than \$1,250.00 for each offense. Every day that a violation continues shall constitute a separate and distinct offense. Fines assessed under this section shall be recoverable from the owner and shall be a lien on the property.

~~(6) For purposes of this section, failure to file a registration statement within thirty (30) calendar days after a building becomes vacant property or within thirty (30) calendar days after assuming ownership of a vacant property, whichever is later, or within ten (10) calendar days of receipt of notice by the municipality, and failure to provide correct information on the registration statement, or failure to comply with the provisions of such provisions contained herein, shall be deemed to be violations of this article.~~

(6) Any fine(s) or cost(s) associated with cleaning up the property that remains uncollected or unpaid shall, by Resolution of the Township Committee, become a lien upon the property, which lien shall hereafter form part of the taxes next to be assessed and levied upon said lands, the same to bear interest at the same rate as taxes to be collected and enforced by the same officers and in the same manner as taxes.

ARTICLE II. REPEALER, SEVERABILITY AND EFFECTIVE DATE.

- A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Committee hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
- C. Effective Date. This Ordinance shall take effect upon proper passage in accordance with the law.

Mayor Gable stated that the purpose of Ordinance 2019-9 is to expand the authority of the property maintenance officer to impose greater fines on property owners who are not compliant with the vacant/abandoned property ordinance.

Township Administrator Fitzpatrick stated that the property maintenance officer would also like the permission of the Committee to hire contractors to care for overgrown lawns and basic structural issues and place a lien on the property in order to fund the costs of same. Township Committee agreed.

Township Solicitor Calves noted that Ordinance 2019-9 does not have a bearing on the lien process, but specifically calls for certain requirements and fines. Municipalities have always had the ability to place liens on vacant/abandoned properties that require maintenance. Slight discussion ensued.

Mayor Gable opened the public hearing on Ordinance 2019-9. There being no comments, the public hearing was closed.

A motion was offered by **Committeeman Cain** and seconded by **Deputy Mayor Magee** to adopt Ordinance 2019-9. Motion carried on a Roll Call Vote, as follows:

AYE: CAIN, MAGEE, HIGGINS, GABLE
NAY: ABSTAIN: ABSENT: DIGIUSEPPE

ORDINANCE 2019-10

AN ORDINANCE AUTHORIZING THE PRIVATE SALE OF UNDERSIZED PUBLIC PROPERTY TO CONTIGUOUS PROPERTY OWNERS PURSUANT TO N.J.S.A. 40A:12-13(b)(5)

WHEREAS, the Township Committee of the Township of Mansfield has deemed that certain Township owned property located at 153 Public Road, Block 24, Lot 37.01 is not needed for public use; and

WHEREAS, the Mayor and Township Committee recognize that the size of said property is less than the minimum size required for development; and

WHEREAS, no capital improvements are located thereon; and

WHEREAS, N.J.S.A. 40A:12-13(b)(5) authorizes the sale of sub-standard sized lots to contiguous property owners under certain conditions;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey as follows:

Section 1: The following parcel of real property, owned by the Township of Mansfield, and smaller than the minimum sized lot permitted for development in that zone, is offered for sale to the highest bidder among the adjoining property owners:

BLOCK	LOT	ADDRESS	MINIMUM PRICE
24	37.01	153 Public Road	\$85,000

Section 2: A copy of this Ordinance shall be posted on the bulletin board in the Municipal Building and advertisement made in the Burlington County Times within five (5) days after enactment. The Township Committee reserves the right to reject any and all bids for any reason it may choose.

Section 3: Offers shall be received from adjoining property owners, or their duly authorized representative, for a period of twenty (20) days after enactment.

Section 4: No warranties of any kind are made with regard to the property by the Township of Mansfield.

Section 5: The successful bidder shall be prohibited from building upon said property purchased from the Township of Mansfield any separate dwelling unit as defined by the Zoning Code of the Township of Mansfield and further is prohibited from seeking approval from the Mansfield Township Planning Board, or Mansfield Township Zoning Board to build such a dwelling unit. The successful bidder shall be permitted to construct an accessory building, such as is defined by the Zoning Code of the Township of Mansfield and to use the property for any accessory uses as currently allowed in said Zoning code.

Section 6: This Ordinance shall take effect upon final passage and publication according to law.

Mayor Gable opened the public hearing on Ordinance 2019-10. There being no comments, the public hearing was closed.

Committeeman Higgins inquired about the procedure if neither adjoining property owner is interested in purchasing the property at the specified price. **Mayor Gable** stated that if a counter offer is made and Township Committee is desirous to accept same, the ordinance must be amended to reflect the new sales price.

A motion was offered by **Committeeman Cain** and seconded by **Committeeman Higgins** to adopt Ordinance 2019-10. Motion carried on a Roll Call Vote, as follows:

AYE: CAIN, HIGGINS, MAGEE, GABLE
NAY: ABSTAIN: ABSENT: DIGIUSEPPE

ORDINANCES – FIRST READING

ORDINANCE 2019-11
AN ORDINANCE TO AMEND CHAPTER 25 OF THE CODE OF THE TOWNSHIP OF MANSFIELD ENTITLED “PROPERTY MAINTENANCE”

WHEREAS, in 2015 the Township Committee of the Township of Mansfield adopted Ordinance 2015-2, which entrusted the authority to conduct inspections and enforce code violations to the Property Maintenance Official, Building Inspector, and the Mansfield Township Police Department; and

WHEREAS, the Township Committee now desires to amend the Code of the Township of Mansfield to additionally authorize the Burlington County Health Department to conduct inspections to determine the conditions of dwellings and premises located within the Township; and

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey as follows:

ARTICLE I. AMENDED SECTIONS.

B. Chapter 25-9 of the Township Code of the Township of Mansfield entitled “Inspection; enforcement; notice of violation; order; hearing; emergencies; cost” is hereby amended as follows [newly added material is indicated by underlined text; deletions are indicated with ~~striketrough~~]:

§25-9 Inspection; enforcement; notice of violation; order; hearing; emergencies; cost

(A) Township Committee to supervise administration of inspections, regulations, enforcements and hearings on violations. The Township Committee is hereby designated to supervise and direct all inspections, regulations, enforcements and hearings on violations of the provisions of this code, unless expressly stated to the contrary. The Burlington County Health Department, Property Maintenance Officer, Building Inspector or Mansfield Township Police Department, or his designee, shall be and is designated by the Township Committee to perform such duties as may be necessary to the enforcement of this code, including the making of inspections. Any resident of Mansfield Township shall have standing to bring a complaint to the Municipal Court for enforcement of this article.

[Subsections B through P to remain unchanged.]

ARTICLE II. REPEALER, SEVERABILITY AND EFFECTIVE DATE.

D. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.

E. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Committee hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.

F. Effective Date. This Ordinance shall take effect upon proper passage in accordance with the law.

Mayor Gable explained that the purpose of Ordinance 2019-11 is to amend the Township Code to allow the Burlington County Board of Health to carry out investigations in Mansfield.

A motion was offered by **Committeeman Cain** and seconded by **Committeeman Higgins** to introduce Ordinance 2019-11. Motion carried.

RESOLUTIONS

RESOLUTION 2019-5-3

RESOLUTION AUTHORIZING EXECUTION OF SHARED SERVICES AGREEMENT WITH THE TOWNSHIP OF CHESTERFIELD FOR INSURANCE COSTS

WHEREAS, pursuant to N.J.S.A. 40A:65-1 *et seq.*, any municipality of the State may enter into a contract with any other municipality or municipalities for the joint provision within their several jurisdictions of any service which any party to the Agreement is empowered to render within its own jurisdiction; and

WHEREAS, Mansfield currently provides insurance coverage for Mansfield Township Ambulance Corps “MTAC”; and

WHEREAS, through a competitive contracting process pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-4, *et seq.*, Chesterfield is in the process of contracting with MTAC for emergency service response; and

WHEREAS, pursuant to that process it was determined that the most economical method to provide insurance is for Chesterfield to provide an annual sum to Mansfield to pay for a portion of insurance premium costs associated with MTAC; and

WHEREAS, the parties have negotiated a Shared Services Agreement, a copy of which is attached hereto; and

WHEREAS, the parties desire to enter into this Shared Services Agreement to establish all obligations in connection with this insurance reimbursement, which will become effective following adoption of this Resolution, a corresponding Resolution by Chesterfield Township, and execution by both entities of the Shared Services Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey that the Mayor and Township Clerk be and are hereby authorized to execute a Shared Services Agreement with the Township of Chesterfield for the provision of insurance to MTAC for coverage of services performed for Chesterfield pursuant to a separate agreement between Chesterfield and MTAC.

Mayor Gable explained that the Mansfield Township Ambulance Corp provides EMS services to Chesterfield Township, but our municipality funds the worker’s compensation insurance for the organization. Accordingly, Resolution 2019-5-3 authorizes a shared service agreement with Chesterfield Township in which the same will reimburse Mansfield for the cost of said insurance.

A motion was offered by **Committeeman Cain** and seconded by **Deputy Mayor Magee** to adopt Resolution 2019-5-3. Motion carried on a Roll Call Vote, as follows:

AYE: CAIN, HIGGINS, MAGEE, GABLE
NAY: ABSTAIN: ABSENT: DIGIUSEPPE

RESOLUTION 2019-5-4

RESOLUTION AUTHORIZING THE AWARD OF CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES FOR IMPROVEMENTS TO MOUNT PLEASANT ROAD AND CHESTERFIELD-GEORGETOWN ROAD

WHEREAS, the Township Committee of the Township of Mansfield is determined to provide for professional engineering services in connection with the improvements to Mount Pleasant Road and Chesterfield-Georgetown Road; and

WHEREAS, the Township Engineer, Remington & Vernick Engineers, 101 Route 130, Suite 600, Cinnaminson, New Jersey 08077 has submitted a proposal dated March 21, 2019 for the aforementioned services in the amount of \$34,775.00, said proposal attached hereto as Exhibit A; and

WHEREAS, the Chief Financial Officer has certified that there are sufficient funds available for the purpose of providing for said services.

NOW THEREFORE, BE IT RESOLVED, that it is the desire of the Township Committee of the Township of Mansfield to award a contract to Remington & Vernick Engineers to provide for professional engineering services in connection with the improvements to Mount Pleasant Road and Chesterfield-Georgetown Road in the amount of \$34,775.00.

BE IT FURTHER RESOLVED that the Mayor and Township Clerk are hereby authorized to execute any documents necessary to effectuate the purpose of this Resolution.

Mayor Gable stated that improvements to Mount Pleasant Road and Chesterfield-Georgetown Road will be funded by NJDOT grants, but the engineering costs of same must be provided by the township.

Committeeman Higgins inquired if the township could bond the engineering services. **CFO Monzo** responded that engineering costs can be bonded only if the entire project is bonded.

A motion was offered by **Committeeman Higgins** and seconded by **Deputy Mayor Magee** to adopt Resolution 2019-5-4. Motion carried on a Roll Call Vote, as follows:

AYE: HIGGINS, MAGEE, CAIN, GABLE
NAY: ABSTAIN: ABSENT: DIGIUSEPPE

RESOLUTION 2019-5-5
RESOLUTION TO AMEND RESOLUTION 2019-1-6, "APPOINTMENT OF MUNICIPAL POSITIONS/BOARDS/EMPLOYEES"

BE IT HEREBY RESOLVED that the following individuals were recommended by the Mansfield Township Committee as members to various boards and committees for the year 2019; and

WHEREAS, Resolution 2019-1-6, which was adopted by the Mansfield Township Committee at their Reorganization Meeting of January 3, 2019, be and is hereby amended as follows:

Fire Police

Jack Alloway, Ronald Cottrill, Thomas Minard, Dawn Pietrzykowski, Kristianne Dowd, Dalton Okerson, Daniel Dean, Dan Petroni, Denis Kehn, Jarrod Foster, Stephen Perkins Sr., Daniel Van Mater

A motion was offered by **Committeeman Cain** and seconded by **Deputy Mayor Magee** to adopt Resolution 2019-5-5. Motion carried on a Roll Call Vote, as follows:

AYE: CAIN, MAGEE, HIGGINS, GABLE
NAY: ABSTAIN: ABSENT: DIGIUSEPPE

RESOLUTION 2019-5-6
RESOLUTION TO CLOSE OUT THE 2015 AND 2016 COUNTY PARK DEVELOPMENT GRANTS

WHEREAS, the Township of Mansfield received grant awards from the Municipal Park Development Program for the years 2015 and 2016 from the County of Burlington for a combined total of \$383,740.00 for the renovations and improvements to the Georgetown Park Facilities and Hedding Park Facility; and

WHEREAS, a contract(s) were awarded to Command Company Inc, General Recreation Inc., Picerno Giordano Construction and JIII Electronics, Inc. and Marshall Electric for the work described above; and

WHEREAS, work under said contracts were complete and the Township's Engineer did inspect and certify that the work was complete in conformance with contract plans and specifications and all other applicable requirements and has authorized final payment to the contractor; now, therefore, be it

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey that the scope of work associated with the 2015 and 2016 Burlington County Park Development Program Grants are complete; and be it

BE IT FURTHER RESOLVED that the submission to the County of Burlington of the documents necessary to receive final reimbursement of grant funds is hereby authorized in the amount of \$383,740.00.

A motion was offered by **Committeeman Cain** and seconded by **Deputy Mayor Magee** to adopt Resolution 2019-5-6. Motion carried on a Roll Call Vote, as follows:

AYE: CAIN, MAGEE, HIGGINS, GABLE
NAY: ABSTAIN: ABSENT: DIGIUSEPPE

BILL LIST – Regular and Escrow

A motion was offered by **Committeeman Cain** and seconded by **Deputy Mayor Magee** to approve the bill list. Motion carried on a Roll Call Vote, as follows:

AYE: CAIN, MAGEE, HIGGINS, GABLE **NAY:**
ABSENT: DIGIUSEPPE
ABSTAIN: MAGEE (9070) HIGGINS (9070) GABLE (9038)

REGULAR MINUTES

- April 17, 2019

A motion was offered by **Committeeman Cain** and seconded by **Committeeman Higgins** to approve the minutes of April 17, 2019. Motion carried.

EXECUTIVE MINUTES

- December 6, 2018
- December 19, 2018
- January 7, 2019
- February 6, 2019
- March 7, 2019
- March 20, 2019

A motion was offered by **Committeeman Cain** and seconded by **Committeeman Higgins** to approve the above listed executive minutes. Motion carried.

- December 11, 2019

A motion was offered by **Committeeman Higgins** and seconded by **Committeeman Cain** to approve the executive minutes of December 11, 2019. Motion carried on a Roll Call Vote, as follows:

AYE: HIGGINS, CAIN, MAGEE
NAY: ABSTAIN: GABLE ABSENT: DIGIUSEPPE

- January 15, 2019

A motion was offered by **Committeeman Higgins** and seconded by **Committeeman Cain** to approve the executive minutes of January 15, 2019. Motion carried.

- April 4, 2019

A motion was offered by **Committeeman Higgins** and seconded by **Committeeman Cain** to approve the executive minutes of April 4, 2019. Motion carried on a Roll Call Vote, as follows:

AYE: HIGGINS, CAIN, GABLE
NAY: ABSTAIN: MAGEE ABSENT: DIGIUSEPPE

DISCUSSION

Sale of Fire House, Police Station, Public Works Yard: **Mayor Gable** opened the discussion for the potential sale of the above referenced municipal owned property and surrounding areas. Discussion ensued on withholding the sale of the ballfield to utilize for recreation purposes, maintaining ownership of the parking lot for access to the playing field, and maintaining existing right-of-ways. **Committeeman Higgins** noted that a plan to relocate the Public Works Yard must be formulated before moving forward in the sale of the property, and that there is a possibility that the fueling stations for same are located on the lot housing the former police station. **Mayor Gable** stated that it was recommended by the Township Solicitor that the current area appraisal and redevelopment plan be reviewed and considered so the same may be discussed further at a later meeting. **Township Administrator Fitzpatrick** noted that the most recent appraisal for the area only includes Block 28, Lot 38.

PUBLIC COMMENT

Colleen Herbert, 2 Millennium Drive, inquired about the status of the previously discussed RFP for concession stand operations. **CFO Monzo** replied that a meeting will be held with the administration to discuss same. Secondly, Ms. Herbert questioned the amount of professional fees spent on the sale of the former municipal complex, as the sale took a long time to finalize. On a separate topic, Ms. Herbert questioned if the grant funds received for park improvements were enough to cover all expenses. **CFO Monzo** confirmed. Ms. Herbert then inquired if Committee would consider requiring a certificate of occupancy for the sale of homes. **Mayor Gable** stated that it was considered in the past, but the township does not have enough staff to carry out inspections. Regarding maintenance of vacant properties, Ms. Herbert questioned why the process has not been expeditious. **Township Administrator Fitzpatrick** responded that it is oftentimes difficult to locate the property owner and have the same appear in court. **Municipal Clerk Semus** stated that most

municipalities that have adopted a similar ordinance are also experiencing the same problems. **Mayor Gable** added that unlike other municipalities, Mansfield does not have an adequate amount of Public Works staff to address the maintenance issues. Finally, Ms. Herbert thanked Township Committee for considering the needs of Recreation in the discussions regarding the potential sale of the former Firehouse, Police Station, and Public Works Yard.

Robert Harrison, 696 Mansfield Road West, stated that he read a publication regarding the development of a potential hazardous waste site that may prove problematic for Mansfield, and suggested that the Committee should inform the public of same. **Committeeman Cain** stated that the Pennsylvania DEP voted the project down. **Committeeman Higgins** also noted that the township adopted a resolution in opposition of said project.

MAYOR AND COMMITTEE COMMENTS

Township Committee thanked the public for attending.

Mayor Gable and **Deputy Mayor Magee** briefly noted that there are upcoming potential projects that will hopefully lead to a tax decrease next fiscal year.

ADJOURNMENT

A motion was offered by **Committeeman Cain** and seconded by **Deputy Mayor Magee** to adjourn the meeting. Motion carried. Meeting adjourned at 7:44PM.

PREPARED BY:

RESPECTFULLY SUBMITTED BY:

Caitlin Midgette, Deputy Clerk

Linda Semus, Municipal Clerk

APPROVED: MAY 15, 2019